

Department of Planning and Zoning

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Burlington, VT 05401

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MEMORANDUM

To: Development Review Board
From: Ken Lerner
Date: June 4, 2013
RE: 13-1039CA/CU; 287-289 South Winooski Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: 13-1039CA/CU

Location: 287-289 South Winooski Avenue **Zone:** RM **Ward:** 5

Date application accepted: May 1, 2013

Applicant/ Owner: Steve Kelson

Request: Demolish historic garage, install fence and new parking area.



Background:

- Since at least 1993 the current owner has owned the property.
- 2008 – 2010 Minimum housing inspection not made; inspection occurred after complaint received, including that the garage roof was caving in.
- February 10, 2012 Exterior inspection by Minimum Housing revealed several violations of minimum housing code. After several missed or re-scheduled inspections the violations were corrected as of July 12, 2012. Except that “the garage is still untouched, and owner says he is pursuing that with Planning and Zoning to get permission to take it down”.

- January 14, 2013. Complaint received that garage was collapsing.
- After inspections and several emails the owner indicated on January 15, 2013 that *"The garage is a PRIORITY of mine, and will work on getting all the permits from zoning prior to spring arriving."*
- March 19, 2013 staff verified that the garage is included on the Vermont State Register Survey (1977) for this property and that it is individually listed on the Burlington Register of Historic Resources (2000-2001).
- April 14, 2013 Notice of Violation issued: *"Alterations to building (garage roof has been severely damaged) without zoning approval. Demolition by neglect; deterioration to roof of an historic structure."*
- No Dangerous Building Order Inspection Report & Order issued.
- May 1, 2013. Subject Zoning Permit request filed.

Overview:

The subject building is a 23' x 18' timber framed hipped roof two-car garage with clapboard siding. It was listed on the State Historic Sites and Structures Survey in 1977 and on the Burlington Register of Historic Resources, prepared under a Certified Local Government Grant, in 2000-2001. The principle structure was the home of William W. Lamoureux, a contractor builder. It was constructed circa 1925. The deterioration of the garage was the subject of a complaint first filed in 2011 according to the more recent complaint.

Recommendation: Denial of demolition of the garage as it constitutes **Demolition by Neglect** and that no mitigation of the loss of a significant historic structure has been proved, per the following findings:

Findings:

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

(a) Applicability

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

This property is listed on both the State Register of Historic Places and on the Burlington Register of Historic Resources.

As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present:

1. *The building is 50 years old or older; **Affirmative** built around 1925 or shortly thereafter.*
2. *The building or site is deemed to possess significance in illustrating or interpreting the heritage of the City, state or nation in history, architecture, archeology, technology and culture because one or more of the following conditions is present:*
 - A. *Association with events that have made a significant contribution to the broad patterns of history; or,*
 - B. *Association with the lives of persons significant in the past; **Affirmative** as built by and a well-known builder or,*
 - C. *Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; As*

noted this is a hipped roof clapboard sided structure that is very typical of the early part of the 20th century and is identified as an a related structure on the State listing and individually is listed on the Burlington Register. **Affirmative.** or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; The major identifying component is the hipped roof and the clapboard siding, both obvious and typical on such early garages. Deferred maintenance and neglect caused the building components to fail. **Affirmative.** or,

E. Yielding, or may be likely to yield, information important to prehistory; and,

3. *The building or site possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.* The building is in its original location with its original design unchanged. **Affirmative.**

(c) Demolition by Neglect: *No owner of a historic building, or lessee who is obligated by lease to maintain and repair such a structure (other than the interior), shall allow, cause, or permit the structure to suffer or experience demolition by neglect. Examples of such disrepair and deterioration include, but are not limited to, the following:*

1. *Deterioration of walls or other vertical supports; walls, partitions or vertical supports that split, lean, list, or buckle, thus jeopardizing structural integrity;*
2. *Deterioration or inadequate foundations that jeopardize structural integrity;*
3. *Deterioration of roofs, ceilings, or other horizontal members;*
4. *Deterioration of fireplaces or chimneys;*
5. *Deterioration or crumbling exterior stucco or mortar;*
6. *Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors;*
7. *Lack of weather protection that jeopardizes the structural integrity of walls, roofs, plumbing, electricity, or overall structural integrity, including lack of paint, lack of adequate heating, and lack of adequate ventilation;*
8. *Vandalism caused by lack of reasonable security precautions; and/or*
9. *Deterioration of any feature so as to create a hazardous condition that could require demolition for public safety.*

The applicant has not submitted any information or a report from a consulting engineer to offer observations and recommendations.

Without a report it is impossible to discern any detail; financial analysis or cost estimate or accounts for insurance funds that may be available for any other avenues, such as rehabilitation, or reconstruction. (Sec. 5.4.8 (d) 1. A.) The applicant has had a lengthy time to address the continuing deterioration at the property; owning the property at least since 1993 (20 years), and has failed to do so. The continued neglect and deferral of maintenance has resulted in the conditions at hand, solely due to owner inaction. **Adverse finding for Demolition by Neglect.**

In such cases, the building inspector shall notify the property owner of any violation of this section. Such person shall have sixty (60) days to remedy any such violation. In the event the violation is not corrected

within sixty (60) days of notification, the city shall be authorized to perform all repairs necessary to correct the violation and to place a lien on the property for the costs of such repairs and reasonable administrative and legal fees incurred.

The Building Inspector has not issued an order for demolition and thus it has not been shown that this building has risen to threshold for demolition. The building should not be demolished without a professional determination, and if so determined would constitute demolition by neglect as per the findings herein **Adverse finding as no order for building demolition has been issued.**

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- *To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- *Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- *To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

- A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;*

No report has been submitted. **Adverse finding.**

- B. A statement addressing compliance with each applicable review standard for demolition;*

None submitted. **Adverse finding.**

- C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:*

- (i) the estimated market value of the property on which the structure lies, both before and after demolition or removal; and,*
- (ii) the feasibility of rehabilitation or reuse of the structure proposed for demolition or partial demolition;*

There has been no claim to economic hardship except that the applicant has noted in an email of January 15, 2013: "I am a person who does not like debt and really didn't want to take out loans if it is not necessary. The garage is a **PRIORITY** of mine, and will work on getting all the permits from zoning prior to spring arriving." No economic feasibility report has been prepared. There is no submission from an appraiser or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses estimated market value of the property on which the structure lies, or the feasibility of rehabilitation or reuse of the structure proposed for demolition. **Adverse finding.**

- D. redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites; and,*

- D. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.*

The proposed reuse of the the garage area of 414 sf occupied by the building is for more tenant parking with a solid wooden fence to protect neighbors from vehicular lights. This is not a sufficient replacement proposal to adequately compensate for the loss of an historic structure that has fallen to a state that it constitutes demolition by neglect. **Adverse Finding**

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

- A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;*

The applicant has not provided any explanation that the building is structurally unsound or identified any efforts made to maintain the structure. The concern is that there is no demonstration within the zoning and building permit history that any building or zoning permit was ever issued for any work on the garage. The only two zoning permits found in city records are Zoning Permit #87-580 for an iron pipe fence to prevent front yard parking, and Zoning Permit #87-767 for replacement of two windows. **Adverse finding.**

or,

- B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;*

There is no engineer's report as to the existing condition of the building or to the potential for rebuilding the structure. The CDO offers guidance that all alternatives need to be evaluated. **Adverse finding.**

or,

- C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.*

The application proposes parking in the footprint of the garage, with possibly additional parking to south. While this would appear helpful for the residents of the existing residential building, and alleviate on street parking it does not appear to be a benefit to the community that outweighs the loss of an historic structure. The replacement of a recognized historic structure with an at-grade parking area does not rise to "a substantial community-wide benefit." Options possible are rehabilitation of the building for parking, or mitigation in the form of a contribution to the City's historic resource mitigation fund may be considered in an amount comparative to funds paid for the loss other historic buildings. The additional parking to the south does not appear to be allowable due to lot coverage and setback limitations. **Adverse finding. Affirmative finding if conditioned.**

And all of the following:

- D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;*

It might be possible to consider new construction, or rebuilding the damaged structure, on this site that would dovetail nicely with the existing historic building. The proposed parking does not “mitigate to the greatest extent practical any impact to the historical importance of other structures”, but will only add unenclosed parking. **Adverse finding.**

- E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington’s architectural history;*

No such assessment or documentation has been provided. **Adverse finding.**
and,

- F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).*
- (i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;*
 - (ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,*
 - (iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.*

The proposed redevelopment merely consists of using the footprint of the removed building as an exterior parking area and to add a fence. It has no relationship to the historic character and lacks a specific timetable. **Adverse finding.**

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The existing material is on site but there is no proposal to reuse or reclaim. The material could be offered for salvage and reuse if demolition is allowed, although the neglect may have rendered the materials unusable. **Affirmative finding if conditioned.**

Reasons for Determination of Demolition of Neglect

1. No engineer’s report has been submitted from a licensed engineer/architect with experience in the rehabilitation of historic structures. The applicant has not submitted the required information. Section 5.4.8 (d) 1. A.
2. No statement required under Section 5.4.8 (d) 1. B, addressing compliance with each applicable review standard for demolition has been submitted.
3. There has been no claim to economic hardship except that the applicant has stated the he “...does not like debt and really didn't want to take out loans if it is not necessary”. There is no submission from an

appraiser or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses estimated market value of the property on which the structure lies, or the feasibility of rehabilitation or reuse of the structure proposed for demolition. Section 5.4.8 (d) 1. C.

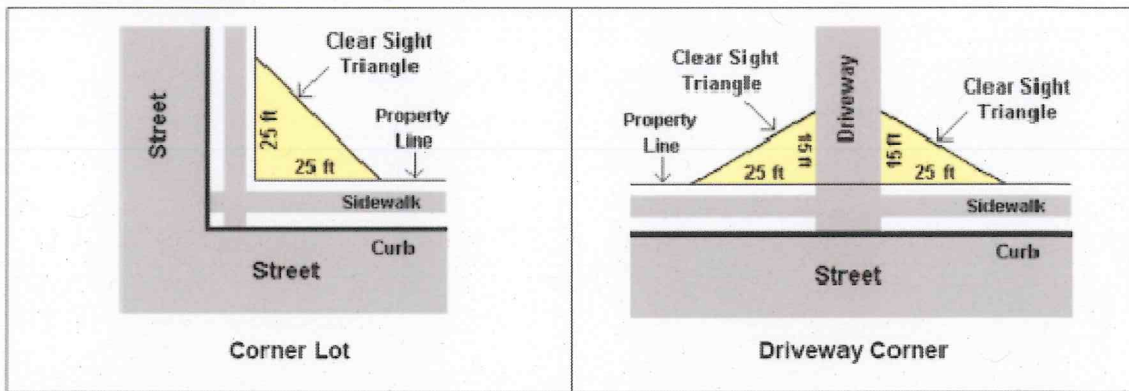
4. Regarding demolition by neglect, the silence within the zoning history speaks to the clear neglect by the owner to allow the property to fall into its current state of disrepair. Section 5.4.8 (d) 2. A.
5. There is no engineer's report to offer detail; financial analysis or provide cost estimates or accounting for insurance funds that may be available for any other avenues, such as rehabilitation, or reconstruction. (Sec. 5.4.8 (d) 1. A.) The applicant has had a lengthy time to address the deterioration at the property (owning it for at least 20 years), and has failed to do so. The spiraling neglect and deferral of necessary maintenance has resulted in the conditions at hand. Section 5.4.8 (c).
6. Without an engineer's report as to the existing condition of the building it is not possible address the potential for rebuilding the structure. While it may be financial infeasible to do so, such information is not provided, The CDO offers guidance that all alternatives need to be evaluated. Section 5.4.8 (d) 2. B.
7. No assessment or documentation has been properly as required by Section 5.4.8 (d) 2. E. has been provided.
8. The proposed redevelopment merely consists of using the footprint of the removed building as an exterior parking area and adding fencing. It has no relationship to the historic character and lacks a specific timetable. Section 5.4.8 (d) 2. F.
9. Note that based on Article 2: Administrative Mechanisms, Part 7, Enforcement. Sec. 2.7.4 through 2.7.7, Observation or Complaints of Violations, Persons Liable, and Civil Offense, Penalties. A violation of this ordinance shall constitute a civil offense this matter was referred to Code Enforcement and a Notice of Violation was issued.

If considered for approval, the following are recommended:

Conditions of Approval

1. The parking area and driveway shall be of a consistent hard surface such as asphalt, concrete, or pavers, with edging around that area to prevent encroachment onto greenspace.
2. All standards for Sec. 5.4.8 (c) Demolition by Neglect, and (d), Demolition of Historic Buildings that are lacking shall be addressed; particularly 2. Standards of Review for Demolition.
3. As mitigation for demolition the applicant shall make a contribution to the City's historic resource mitigation fund be made in an amount comparative to that paid for the loss other historic buildings.
4. Per Sec. 5.4.8 (d) 2. F. (iii), the timeline between demolition and commencement of any new construction shall not exceed 6 months. Per Section 3.2.9 (d), development must commence within one year of the date of final decision. All work or action authorized there under shall be completed, and a Final Zoning Certificate of Occupancy received, within 2 years of the date of decision.
5. If more than 400 sf of ground area is disturbed, a Small Project Erosion Prevention and Sediment Control Plan shall be submitted and reviewed and approved by the City Stormwater Administrator prior to release of the zoning permit.

6. A lighting plan is required if any outdoor lighting proposed; it shall meet the requirements of Sec. 5.5.2, prior to release of the zoning permit.
7. Any new electric or other utility lines shall be undergrounded.
8. The fence shall meet the following:
 - a. The proposed fence shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street in accordance with Sec. 6.2.2(m) of the City of Burlington Comprehensive Development Ordinance.
 - b. Fences placed within a clear sight triangle along driveways and at street intersections, or between an existing building and the front property line, whichever is less, shall be limited to 3-feet in height above the curb in order to provide safe sight distances for pedestrians and vehicles in accordance with the following diagrams from Sec. 6.2.2(m) of the City of Burlington Comprehensive Development Ordinance:



9. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



Ken Lerner
865-7189
MAY -

CODE ENFORCEMENT OFFICE

645A Pine St, PO Box 849
Burlington, VT 05402-0849

VOICE (802) 863-0442
FAX (802) 652-4021

RECEIVED
MAY - 1 2013

NOTICE OF ZONING VIOLATION (NOV)

N9D -

April 17, 2013

STEVEN KELSON
83 FLORAL STREET
SO BURLINGTON, VT 05403

Mailed Certified Mail # 7010 0780
And FIRST CLASS MAIL

NOTICE OF VIOLATION AT:
287-289 SO WINOOSKI AVE, BURLINGTON, VT
TAX LOT #049-4-154-000

Zoning Violation# 244875

DEPARTMENT OF
PLANNING & ZONING

Dear Mr. Kelson,

It has come to the attention of this office that a **zoning violation** exists at 287-289 South Winooski Ave. and you are recorded Owner of property.

Description of Violation: Alterations to building (garage roof has been severely damaged) without zoning approval. Demolition by neglect; deterioration to roof of an historic structure. See attachments.

Burlington Comprehensive Development Ordinance (CDO) Article(s): 2, 3, 5, 12, and 24 VSA §4451.

Please be advised that violations of the CDO are subject to fines of up to one hundred dollars (\$200.00) for each day that a violation continues. You may submit an application to attempt correction of the violation, however, be advised application and filing fees are subject to a fee increase for permits required to correct a violation (see Violation Details Remedy Options #2 and CDO Section 2.7.8).

This correspondence serves as a formal notice of a zoning violation pursuant to 24 V.S.A §4451. You have seven (7) days from receipt of this notice to cure the referenced violation. Additional warnings for the violation are not required and will not be forthcoming. In the event that the violation is not cured or remedied as provided in this notice, the City will pursue enforcement of the violation as provided for by law.

This NOV is a decision of the Zoning Enforcement Officer, designee of the Burlington Zoning Administrator, and may be appealed to the Development Review Board in accordance with the provisions of CDO Sections 2.7.11 and 12.2.2 provided that such appeal is filed within fifteen (15) days of the date of this NOV (April 17, 2013), and accompanied by the appropriate fee in accordance with Sec. 3.2.4(a) of the CDO. Appeal fee and complete application shall be filed with the City's Planning and Zoning Office (City Hall, 149 Church Street) by **4 pm on May 2, 2013**; an appeal shall not be perfected until the fee is received.

If you have any questions, please call me at (802) 864-8518.

Sincerely,

Jeanne Francis
Zoning Compliance Officer

Enclosures: Violation Details

Cc: Land Records for Tax Lot # 049-4-154-000

VIOLATION DETAILS**RECEIVED**
MAY - 1 2013DEPARTMENT OF
PLANNING & ZONING**LOCATION:** 287-289 South Winooski Ave**DECISION DATE:** March 19, 2013**VIOLATION DESCRIPTION:** Alterations to building (garage roof has been severely damaged) without zoning approval. Demolition by neglect; deterioration to roof of an historic structure.**FINDINGS:** June 14, 2012 our office received a complaint regarding storm windows, broken balusters, garage roof caving in, and garage doors remain open. Complaint verified. Inspector contacted Owner who responded he would pursue a zoning permit to demolish the garage.

January 14, 2013 this office received a complaint that building (garage) roof was caving in and doors are broken; complaint investigated and verified. Communications (via e-mail) between Director of Code Enforcement William Ward and Owner. Owner stated he had unsuccessful prior communication with Planning/Zoning to demolish the garage. He would make the garage issues a priority and get all permits from zoning prior to spring.

March 19, 2013 I contacted Mary O'Neil at the Planning and Zoning Office inquiring about the garage on this property, to which she replied: There are no zoning permits on file; the garage is included in the State List of Historic Structures, and do not recall speaking or having a conversation with anyone about this property.

To date there are no zoning permits requesting demolition of the garage, repairs have not been made to the garage and we are a month into spring.

REMEDY OPTIONS: Within seven (7) days from receipt of this notice you may cure the violation by:

1) - **Restoring the Premises to its prior state (ie. replicating existing materials), and informing the Code Enforcement Office that the violation has been cured so our office may verify compliance; or**

2) - Obtaining approval from the City's Department of Planning and Zoning for improvements to an existing structure without an approved zoning permit (permit application **fee is doubled** if complete application is submitted within seven days from receipt of the NOV, **tripled** if a complete application is submitted 7-15 days from receipt of the NOV, **or triple plus \$75 per hour of Code Enforcement staff time** (up to \$500) if a completed application is submitted after 15 days from date of NOV receipt). See CDO Section 2.7.8. **PLEASE NOTE:** If the zoning permit request is denied, the violation is **NOT** cured. Owner shall be required to remove the violation as noted in #1 above or request an agreement as noted in #3 below within five (5) business days from date of the permit denial to remedy the violation; **or**

3) - Entering into an Agreement with the City of Burlington to come into compliance with the City's ordinance beyond the mandated seven days (**administrative fees required**).

APPEAL RIGHTS: You have the right to appeal the enforcement officer's decision that a zoning violation exists on your property to the Development Review Board in accordance with the provisions of Articles 2.7.11 and 12.2.2 of the CDO within fifteen (15) days **from the date of this notice**. **The deadline for filing an appeal is 4 pm on April 3, 2013.** Submit a complete application with ZV# and appropriate fee to the Department of Planning and Zoning, accompanied by a memo stating the ZV#, the owner's name and address, a brief description of the property with respect to which the appeal is taken, a reference to the regulatory provisions applicable to that appeal, the relief you are requesting, and the alleged grounds why such relief is believed proper under the circumstances. *Failure to appeal constitutes admission that the violation exists, and the decision of the enforcement officer shall be binding 24 V.S.A §4472(d).*

REGULATION CITATION: CDO Article(s): 2, 3, 5, 12 and 24 VSA §4451

RECEIVED
MAY - 1 2013

DEPARTMENT OF
PLANNING & ZONING



East Elevation: Roof deteriorating (holes, moss, damaged), building's structural dependability is questioned, broken windows.



South Elevation: Roof deteriorating (holes, moss, damaged), building's structural dependability is questioned, broken windows. Is this supposed to be an architectural feature?

RECEIVED
MAY - 1 2013

DEPARTMENT OF
PLANNING & ZONING

RECEIVED

MAY - 1 2013

DEPARTMENT OF
PLANNING & ZONING

EXISTING

HOUSE 27' X 65'
GARAGE 23' X 18'
DRIVE 10' X 85'

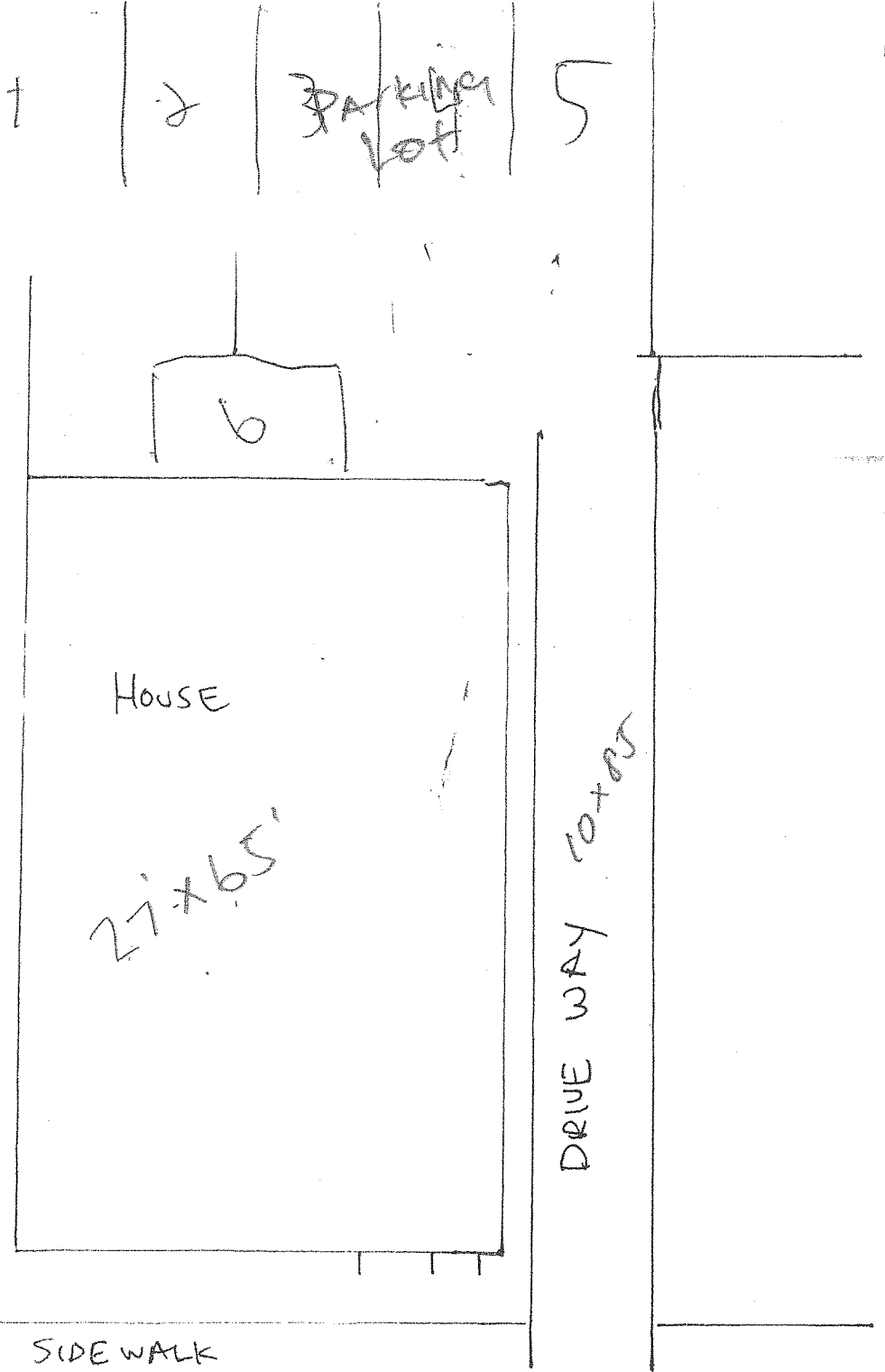
LOT SIZE

PROPOSED

DEMOLITION
OF
GARAGE

HOUSE
DRIVE

WOULD FREE UP SPACE
FOR MORE TENET PARKING



SITE PLAN

PROPOSED DEMOLITION
OF
GARAGE

Initial proposal

RECEIVED

MAY - 1 2013

DEPARTMENT OF
PLANNING & ZONING

18' 23' x 18' 3/4"
PROPOSED
DEMOLITION
OF
GARAGE

23'
PAVEMENT
DRIVEWAY

HOUSE

27' x 65'

GRASS AREA

DRIVE WAY 10' x 85'

CEMENT DRIVE

NEIGHBORS DRIVEWAY

EXISTING

HOUSE (27' x 65'
GARAGE 23' x 18'
DRIVE 10' x 85'

LOT SIZE

PROPOSED

DEMOLITION
OF
GARAGE

HOUSE
DRIVE

WOULD FREE UP SPACE
FOR MORE TRUCK PARKING

- Property Lines
- A WOODEN FENCE
to protect
LIGHTS
FROM NEIGHBORS

SIDEWALK

SOUTH WINOOSKI AVE

SITE PLAN

PROPOSED DEMOLITION
OF
GARAGE

EXISTING

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	Alfred R. Russell
ADDRESS:	
ACCESSIBILITY TO PUBLIC:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE:	Local <input checked="" type="checkbox"/> State <input type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☒

2. Wall Structure

a. Wood Frame: Post & Beam ☐ Balloon ☒

b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐

Concrete Block ☐

c. Iron ☐ d. Steel ☐ e. Other:

3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☒

Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐

Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐

Bonding Pattern:

Other:

4. Roof Structure

a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐

b. Other:

5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐

Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:

6. Engineering Structure:

7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒

Sheds ☐ Ells ☐ Wings ☐ Other:

Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐

Jerkinhead ☒ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐

With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays: 3 x 4

Approximate Dimensions: _____

SURVEY NUMBER:	287-289 So. Winooski
NEGATIVE FILE NUMBER:	77-A-199
UTM REFERENCES:	Zone/Easting/Northing
U.S.G.S. QUAD. MAP:	
PRESENT FORMAL NAME:	Russell's real estate
ORIGINAL FORMAL NAME:	Wm. Lamoureux house
PRESENT USE:	office & dwelling
ORIGINAL USE:	1 dwelling
ARCHITECT/ENGINEER:	
BUILDER/CONTRACTOR:	Wm. A. Lamoureux
PHYSICAL CONDITION OF STRUCTURE:	Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
THEME:	
STYLE:	Colonial Revival
DATE BUILT:	1925

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐

Development ☐ Deterioration ☐

Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - large rectangular block with front gable orientation. 2 story projecting bay with canted walls and shallow hipped roof on left side of facade. Verandah with 2nd story enclosed porch on right side of facade. Side rear porch 2 stories high on S. wall.

Fenestration - 1/1 sash. Elongated diamond paned window with beveled glass on 1st & 2nd story south wall.

Entrance - panel doors - glazed top 2/3. 2 doors next to each other on right side of facade. Cornice - exposed rafter tails. Clapboarded 1st story, shingled 2nd story, shingled porch skirt.

RELATED STRUCTURES:

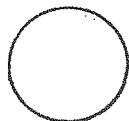
wall. 2 car hipped roof garage with asphalt roof & clapboard

STATEMENT OF SIGNIFICANCE:

This large framed Colonial Revival structure was the home of William W. Lamoureux, a contractor-builder. He probably designed and constructed this structure as his home.

REFERENCES:

Sanborns, directories

MAP: (Indicate North In Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☒
Densely Built Up ☐
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Other:

RECORDED BY:

Clark Schoettle

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

7/12/77

*Burlington
Register of Historic
Resources*

Building #: 2263

287 South Winooski Avenue

Name: Lamoureux, William W. Garage

Use: Garage

Features: 2 car; Wooden clapboard siding; Asphalt roof

Register: CS

Building #: 2264

293 South Winooski Avenue

Name: Lamoureux, William House

Use: Dwelling

Style: Dutch Colonial

Features: 1 1/2 story; Concrete block foundation; Aluminum siding; Asphalt shingle roof; Enclosed side porch

Date: 1926

Register: CS

Building #: 2265

303 South Winooski Avenue

Name: Forville, John House

Use: Dwelling

Style: Colonial Revival

Features: 2 1/2 story; Concrete foundation; Wooden clapboard and wooden shingle siding; Asphalt shingle roof; Front verandah; 2 story rear porch

Date: 1925

Register: CS

Building #: 2266

303 South Winooski Avenue

Name: Forville, John Shed / Garage

Use: Shed / Garage

Features: 1 car; Wooden clapboard siding

Register: CS

Building #: 2267

304 South Winooski Avenue

Name: Kelley, Frank House

Use: Dwelling

Style: Greek Revival - Italicized

Features: 1 1/2 story; Stone foundation; Brick building; Slate roof; Front verandah

Date: c1845

Register: CS

Building #: 2268

304 South Winooski Avenue

Name: Kelley, Frank Garage

Use: Garage

Features: 2 car; Wooden clapboard siding

Register: CS

Building #: 2269

309 South Winooski Avenue

Name: Smalley, D.A. Estate Carriage House

Use: Carriage House

Style: Colonial Revival

Features: 2 story; Stone foundation; Asbestos siding; Slate roof; Rear 1 story addition; Front entrance porch

Date: c1869

Register: CS

Building #: 2257

275 South Winooski Avenue

Name: Howard, Enos A. Garage

Use: Garage

Features: 2 car; Wooden clapboard siding; Double hinge paneled doors

Register: CSN C

District: Battery - King Street Historic District

Building #: 2258

280 South Winooski Avenue

Name: Shaw, William G. House

Use: Dwelling

Features: 1 1/2 story; Stone foundation; Asphalt shingle roof

Date: c1882

Register: CS

Notes: Additional Buildings: Out Building

Building #: 2259

281 South Winooski Avenue

Name: Prentiss, Orlow F. House

Use: Dwelling

Style: Italiniate

Features: 1 1/2 story; Concrete foundation; Stucco siding; Slate roof

Date: c1924

Register: CS

Building #: 2260

286 South Winooski Avenue

Name: Farrell, John House

Use: Dwelling

Style: Colonial Revival

Features: 2 1/2 story; Stone foundation; Wooden clapboard and wooden shingle siding; Slate roof; 2 story rear porch; Front verandah

Date: 1905

Register: CS

Building #: 2261

286 South Winooski Avenue

Name: Farrell, John Garage

Use: Garage

Features: Wooden clapboard siding; Swing doors

Register: CS

Building #: 2262

287 South Winooski Avenue

Name: Lamoureux, William W. House

Use: Dwelling

Style: Colonial Revival

Features: 2 1/2 story; Concrete block foundation; Wooden clapboard and wooden shingle siding; Slate roof; Front verandah with 2nd story porch; 2 story south side porch

Date: 1925

Register: CS

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Essex, VT

You're shopping a store in:

Essex Junction, VT
10 Susie Wilson Road

We use your store location to provide current pricing and inventory. It'll also be the location for in-store pickups.

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Store P

Your order
in Lowe's

Lowe's

Your order
you from

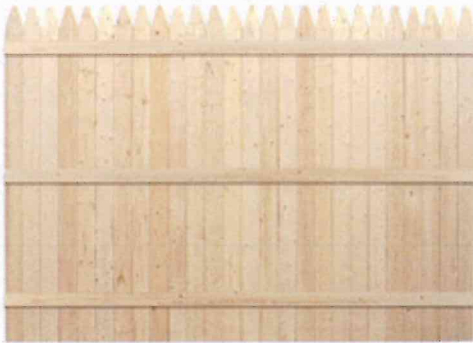
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6-ft x 8-
Gothic
Panel



6-ft x 8-ft Spruce Gothic Wood Fence Panel

Item #: 172765 | Model #: 73000470

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DEPARTMENT OF
PLANNING & ZONING

Description

6-ft x 8-ft Spruce Gothic Wood Fence Panel

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- Pre-assembled for easy installation
- Uniformly double-nailed
- Strong and durable

Specifications